



ROSCOE ROGERS KNIGHT
Town and country properties

14 Conford Close
Osbaston, Monmouth



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Cornford Close, Osbaston, Monmouth

This modern, 4-bed, detached family home is set at the top of a quiet cul-de-sac providing it with outstanding countryside views. The creative, inverted layout also capitalises on this with its seamless open plan first floor. Private driveway, double garage and extensive rear garden with an invaluable pedestrian short cut to the town and its renowned schools.

Asking price of £650,000 Freehold

The modern construction has a textured rendered and natural stone exterior with inset double-glazed windows and doors all set under a concrete profiled tiled roof. Internal features include wooden doors and a combination of wooden effect, ceramic tiled and carpeted flooring. A gas fired boiler provides domestic hot water and heating to radiators throughout.

From the driveway the main entrance is under the balcony and through a part glazed door into;

ENTRANCE HALLWAY:

Feature picture window to back with garden views. Ranch style staircase with wooden balustrades and square newel post up to first floor landing. Under stairs storage cupboard. Doors into the following:

DRESSING ROOM/BEDROOM FOUR: 2.90m x 3.60m (9'6" x 11'10")

Window to front elevation. Wide opening into:

BEDROOM ONE: 4.40m x 3.60m (14'5" x 11'10")

Window to back with garden views.

BEDROOM 2: 3.30m x 3.50m (10'10" x 11'6")

Window to front.

FAMILY BATHROOM: 3.50m (max) x 2.95m (max) (11'6" x 9'8")

Frosted window to back. White suite comprising a low-level W.C. bidet, pedestal wash basin, corner bath with seat and fully tiled shower enclosure with head on adjustable chrome rail.

UTILITY ROOM:

laminate worktops with inset stainless-steel sink and drainer and cupboards and drawers under. Wall mounted Worcester gas boiler. Cupboard with ample storage. Door into:

DOUBLE GARAGE: 4.40m x 6.10m (14'5" x 20'0")

Constructed to match with a flat roof. Electric roller shutter door to the front, external door to back and window to side. Power and light.

from entrance hallway upstairs to:

OPEN PLAN KITCHEN AND LIVING ROOM: 5.50m x 7.57m (18'1" x 24'10")

An incredibly bright and impressively proportioned principal reception room with window and door to side and sliding patio door with glazed side panel out onto a extensive feature "L" shaped veranda with wrought iron railings enjoying countryside views. Airing cupboard housing water cylinder and wooden slatted shelving.

KITCHEN AREA:

"U" shaped worktops with inset sink and electric hob. A range of cupboards and drawers set under modern base units with integrated oven and dishwasher and space for fridge freezer.

BEDROOM 3: 3.50m x 3.00m (11'6" x 9'10")

Window to back with garden views.

SHOWER ROOM:

Frosted window to side. White suite comprising a low-level WC, pedestal wash basin and fully tiled shower enclosure. Ceramic tiled splashbacks. Heated towel rail.

OUTSIDE:

The property is set behind a pair of wooden gates with a block driveway accessing the attached double garage. Set on each side of the front garden are two shaped lawned areas with well-stocked herbaceous borders. The extensive rear garden is chiefly laid to lawn with a variety of interspaced mature trees and shrubs. Steps lead up to a greenhouse and useful wooden garden shed.

N.B.

Mid-way up the southern boundary is a gate through to an extremely useful and convenient footpath through the graveyard to the town and the renowned schools.

SERVICES:

Mains gas, water, electricity and drainage. Council Tax Band F. EPC C.

DIRECTIONS:

From our office go along Priory Street and turn left, after a short distance fork left. After passing Osbaston Primary School take the first right and immediately right up Cornford Close and No 14 is the last house on your left at the top of the cul-de-sac.

What3Words- [///convinces.crisprier.rush](https://www.what3words.com/convinces.crisprier.rush)

Roscoe Rogers & Knight would like to draw your attention to the following notes:

- These Particulars have been prepared for you in good faith and to the best of our knowledge. They are, however, for guidance purposes only. In no way whatsoever do they constitute part of an offer or a contract.
- Prospective purchasers should not rely on any information given as a statement or representation of fact or warranty that the property or services are in good condition.
- We would recommend that prospective purchasers verify for themselves that necessary planning permissions, building regulations or other consent regarding alterations have been obtained.
- None of the above services or appliances mentioned in these particulars has been tested by us. We recommend that prospective purchasers satisfy themselves as to their condition, efficiency or suitability.









Ground Floor



First Floor

